



**Washington State Conservation Commission**  
State Land Acquisition Coordinating Forum

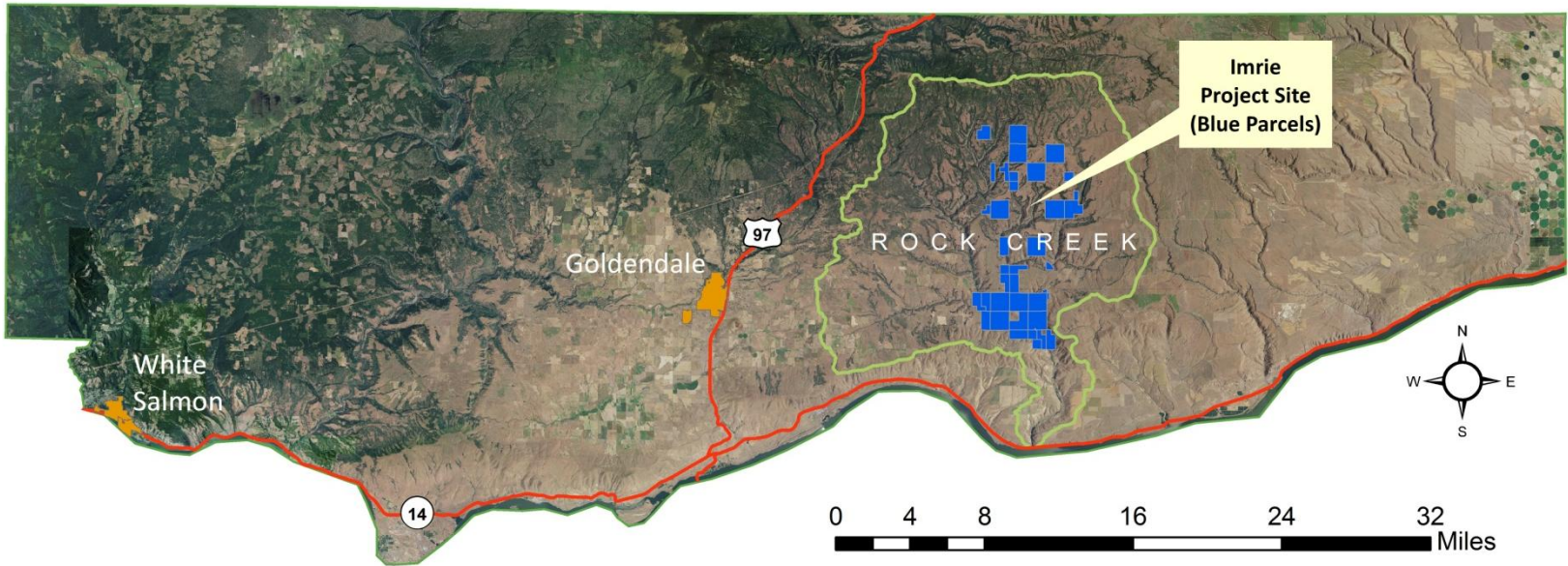
**March 14, 2014**

Habitat and Recreation Lands Coordinating Group

The State Conservation Commission has identified agricultural conservation easements as a valuable tool to assist in farmland preservation and advancing conservation with willing landowners.

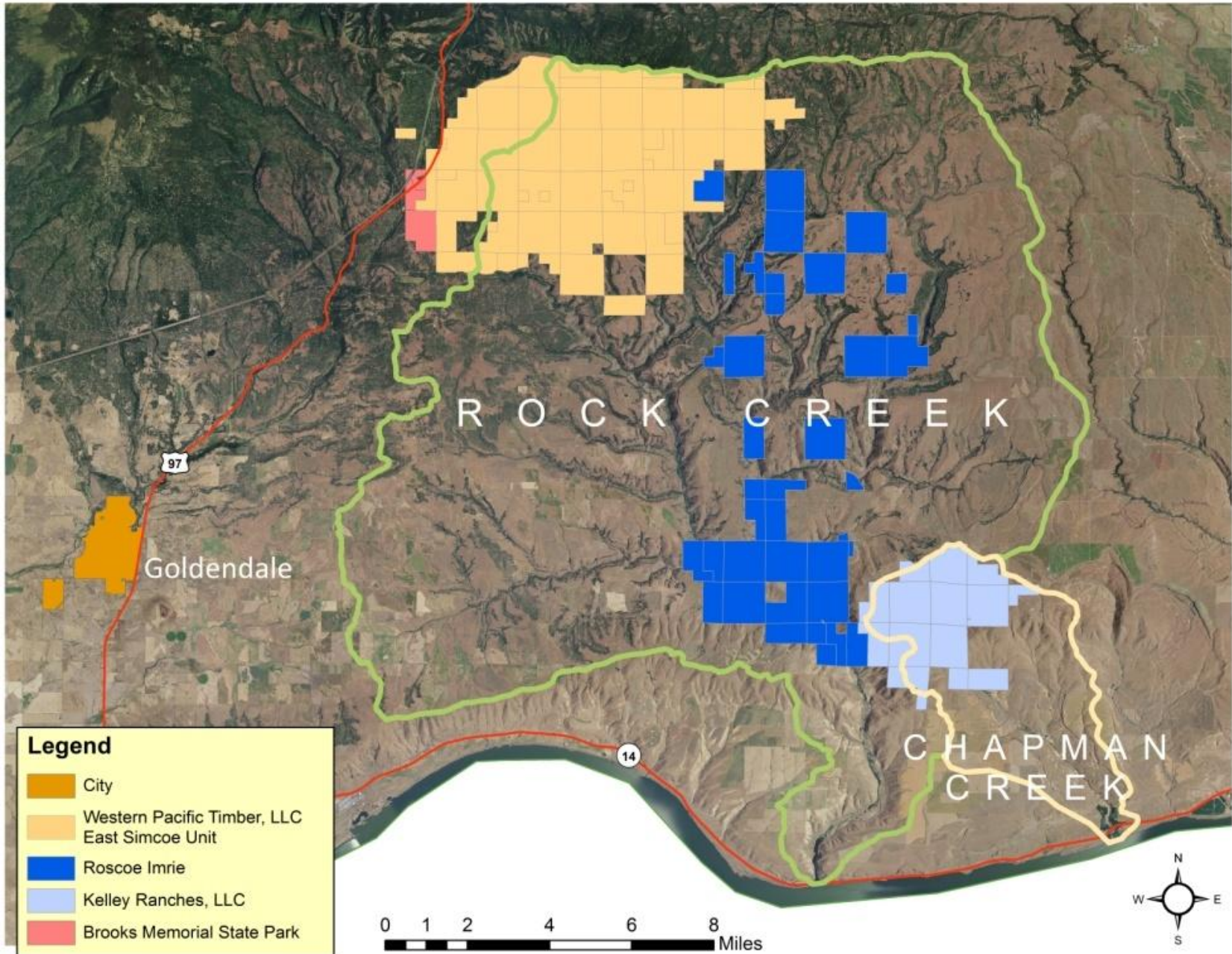
### **Working Lands Coordination**

- **Conservation District Capacity Building**
- **Office of Farmland Preservation Regional Meetings**
- **State Agency Coordination (WDFW, State Parks)**
- **Results Washington**
- **NGO Working Lands Coordination**

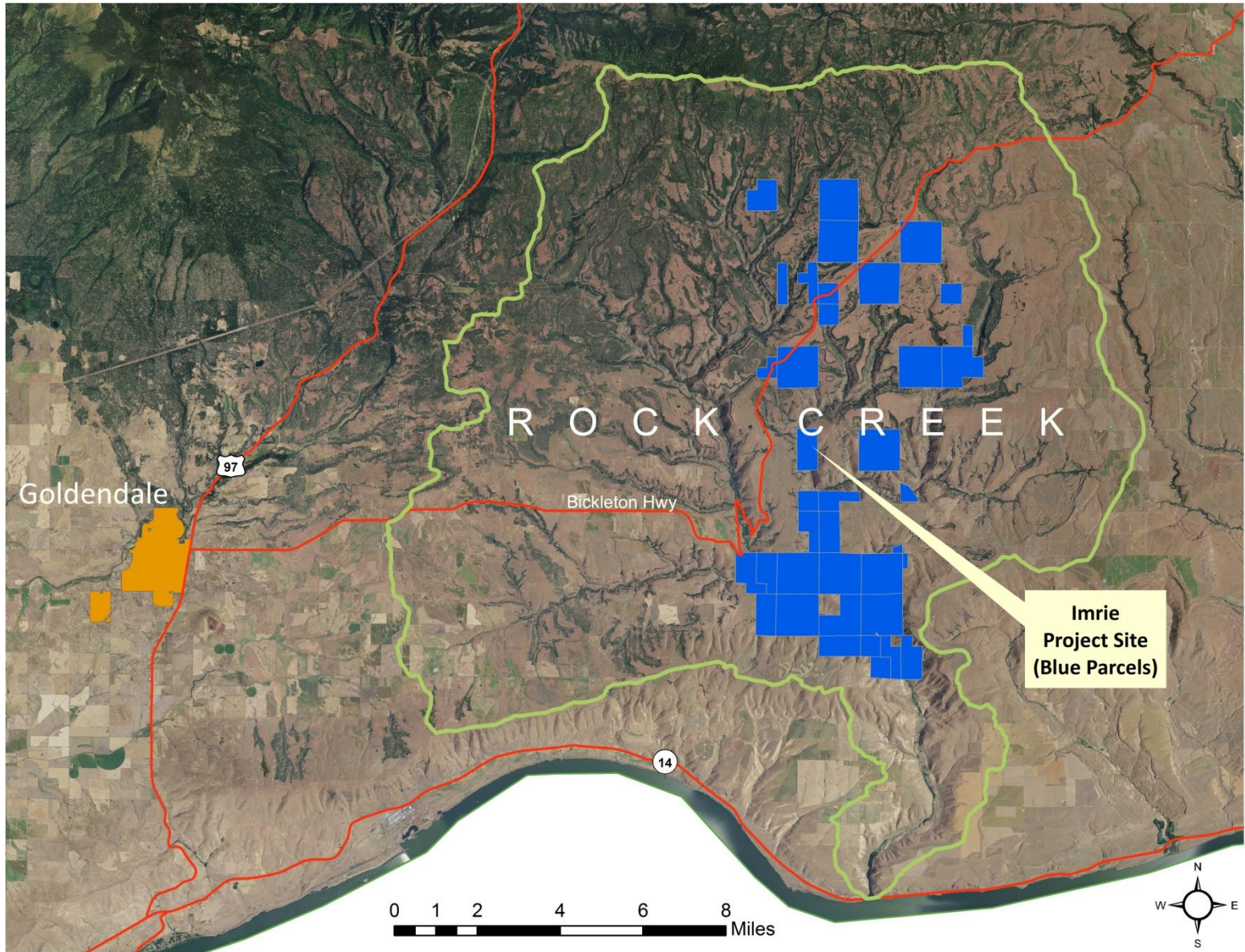




# Klickitat County









## Imrie Easement– Washington State Conservation Commission

**Significance** Protection of 13,400 acres of a viable large acreage rangeland grazing operation in Klickitat County. Protecting this property will have the dual benefit of protecting key habitat and species concerns in the Rock Creek Watershed.

**Intended Uses** Grazing

**Project Description** An agricultural conservation easement will be purchased from a single private landowner. The easement will be held jointly by the Eastern Klickitat Conservation District (EKCD) and the State Conservation Commission (SCC). Preserving this farm is expected to yield an annual economic input of over \$375,000 to Klickitat County. This property has had livestock management activity for nearly 100 years. This project area includes a significant portion of the Rock Creek watershed, 5.7 miles of Rock Creek, 4.4 miles of Squaw Creek and 0.5 miles of Luna Gulch, all of which are critical to salmonid spawning and rearing. The property is managed under a Grazing Management Plan developed by NRCS with a carrying capacity of 300 cow/calf pairs over 11 months. The Property contains several features that make it valuable farm and ranch land. These features include a diversity of grass species and forbs, open forested uplands suitable for grazing, offsite watering for livestock utilization, fencing to create pastures for necessary management, scale and scope of property size, and a diversity of topographic features. The managed upland and riparian areas benefit many habitat and wildlife values including ESA listed steelhead and Chinook, western gray squirrels, Lewis's and white-headed woodpeckers, mule and black tail deer, black-tailed jack rabbit, burrowing owl, flamulated owl, golden eagles, western toad, white oak, shrub-steppe, and white alder. The property also provides valuable upper watershed protection, vistas, and hunting/recreational opportunities all of which have economic benefits for the local community and Klickitat County. This property is contiguous with the 6,287 acre Kelley Easement also proposed for WWRP FPP in 2014 by the same sponsors/partners.

**Planning Link** Farmland Preservation is the number one priority in EKCD long range plan. Fits priorities of SCC and the state Office of Farmland Preservation. Project fits goals of Klickitat County and WDFW.

**Partners** Eastern Klickitat Conservation District and Washington State Conservation Commission/Office of Farmland Preservation

**Estimated Acres** 13,400 (12,400 upland, 1,000 riparian)

**Estimated cost** \$3,801,100

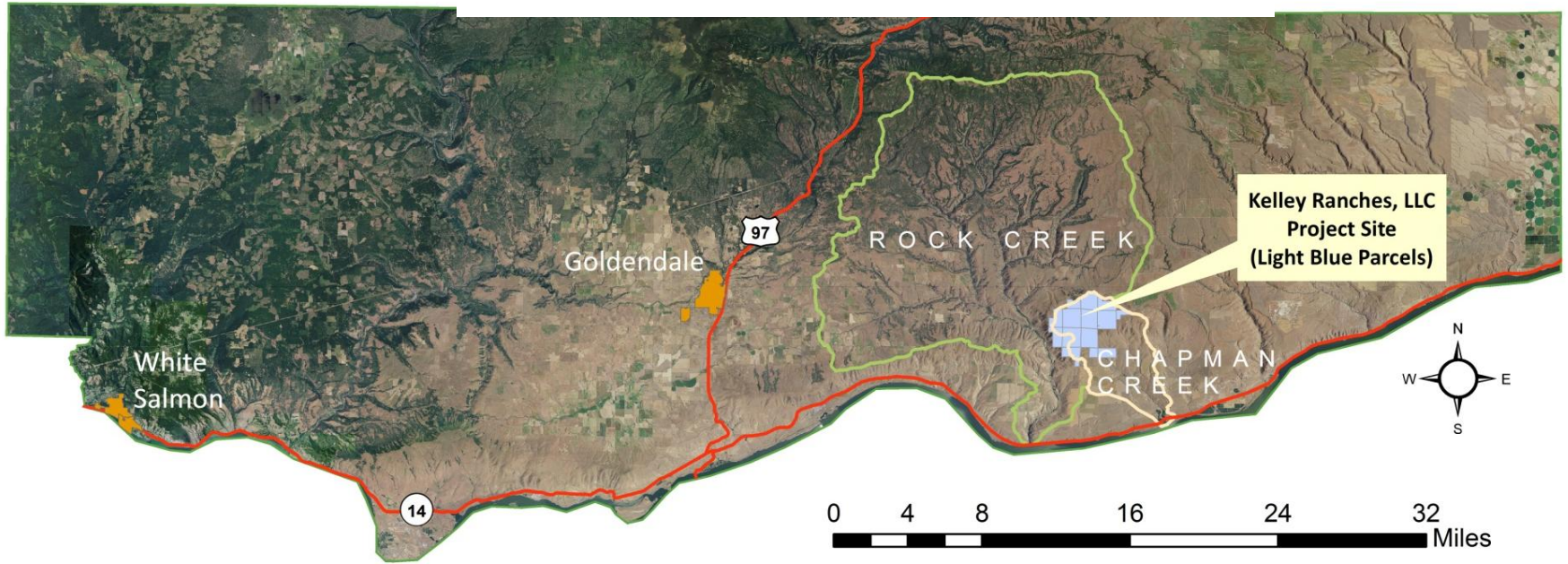
**Type of Acquisition** Perpetual Agricultural Conservation Easement

**Source of Funding** Washington Wildlife and Recreation Program: Farmland Preservation Program

**Legislative District** 14

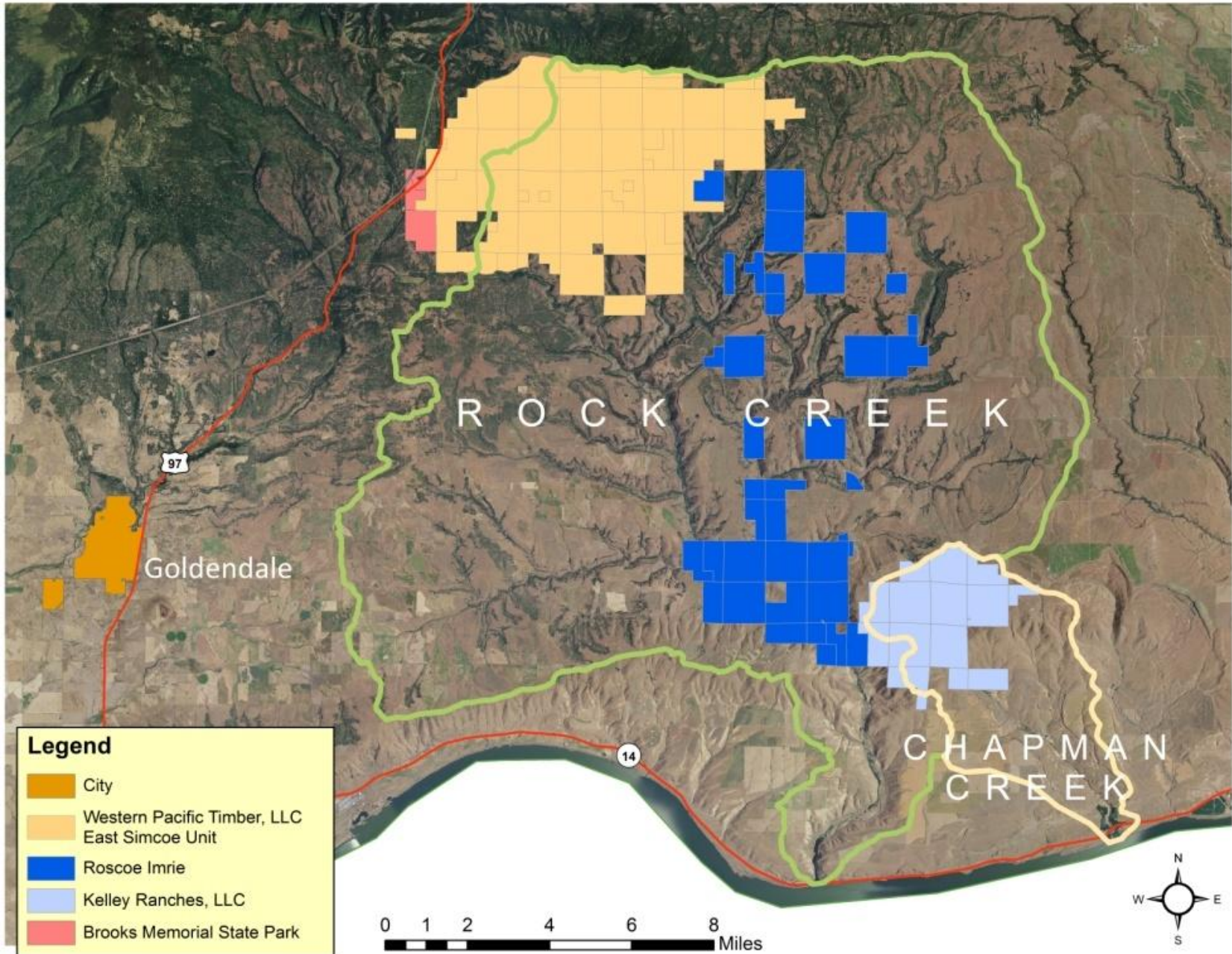


# Klickitat County

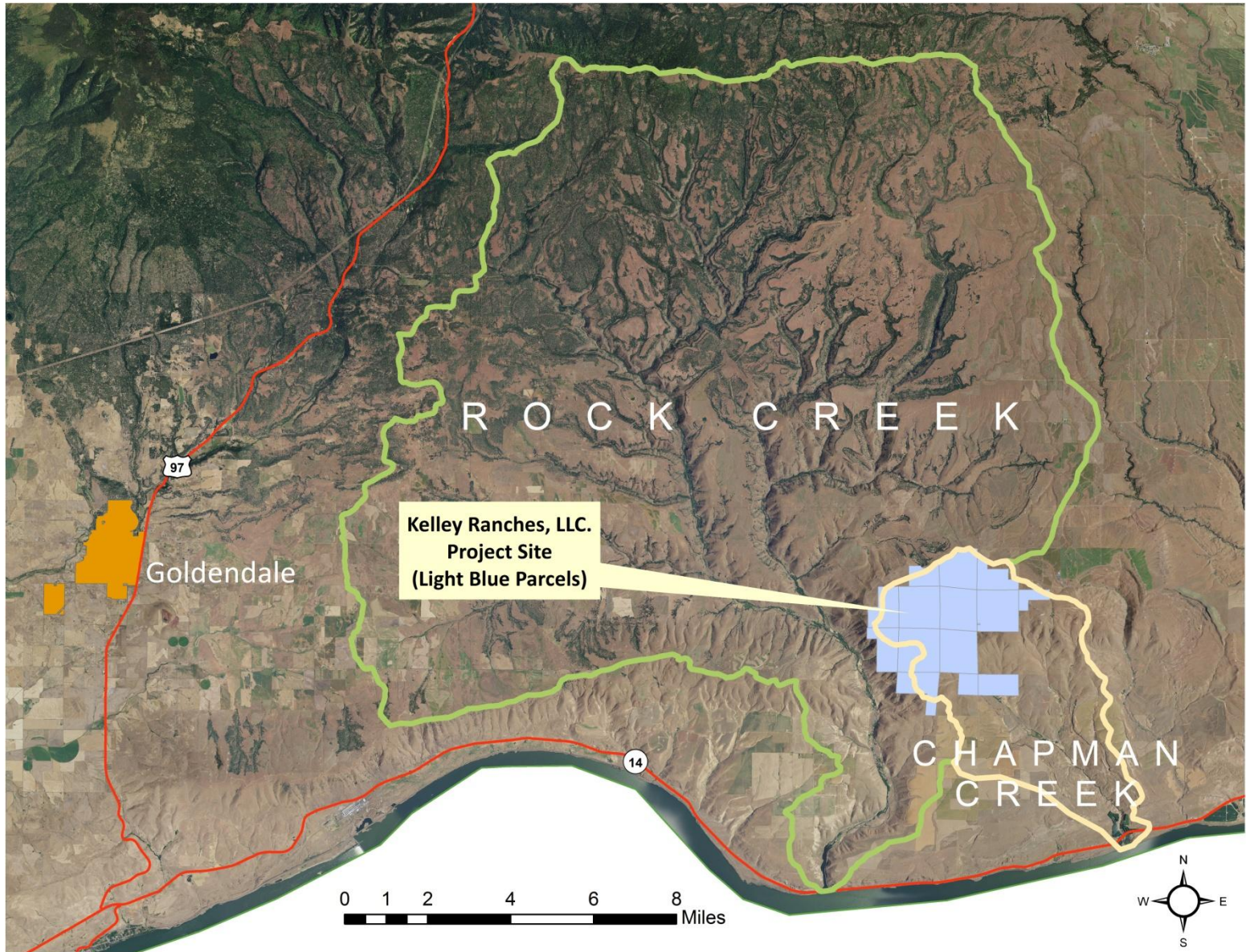




# Klickitat County









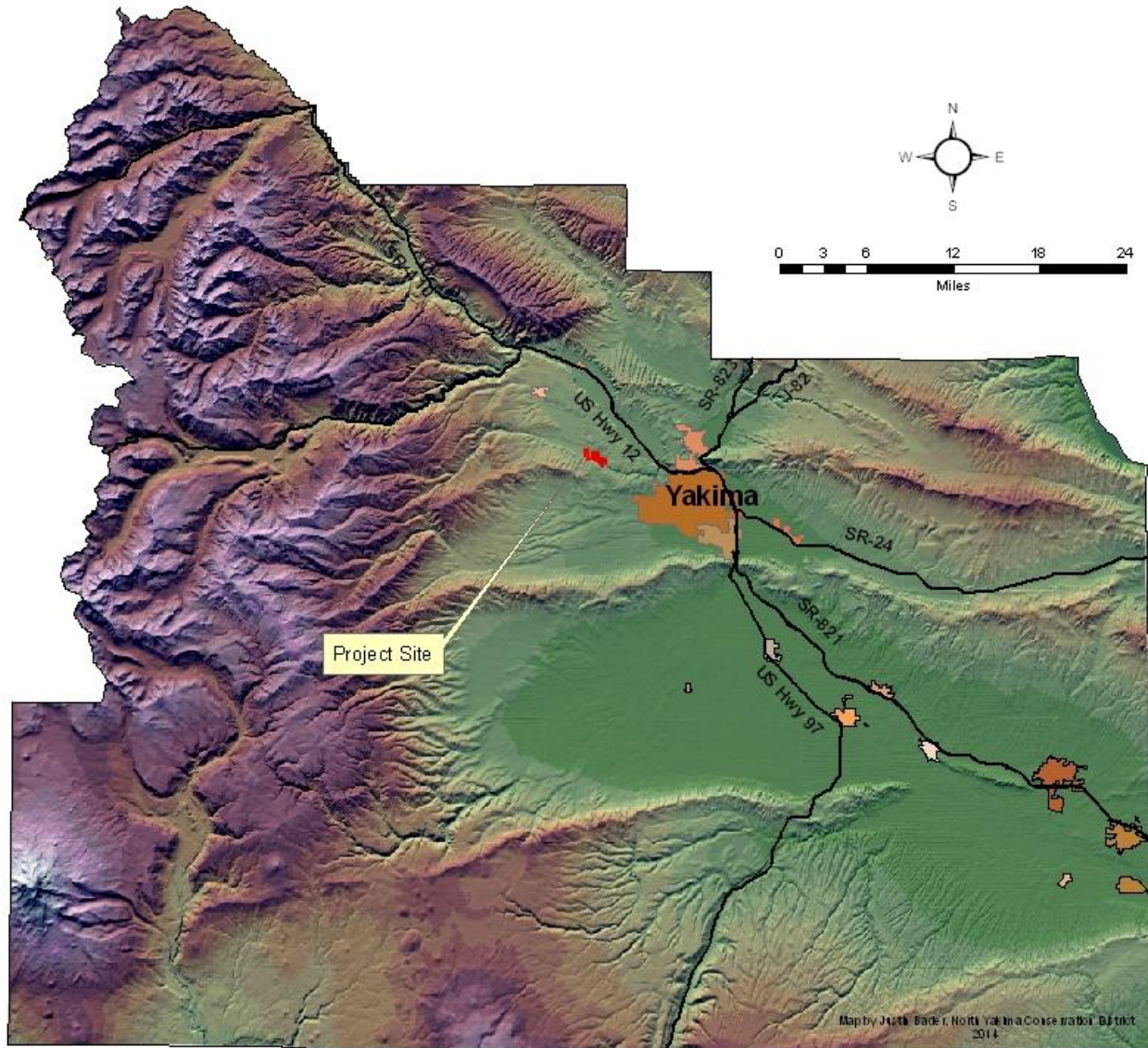
<b>Significance</b>	Protection of 6,287 acres of a viable large acreage rangeland grazing operation in Klickitat County. Protecting this property will have the dual benefit of protecting key habitat and species concerns in the Chapman Creek Watershed.
<b>Intended Uses</b>	Grazing
<b>Project Description</b>	An agricultural conservation easement will be purchased from a single private landowner. The easement will be held jointly by the Eastern Klickitat Conservation District (EKCD) and the State Conservation Commission (SCC). This property includes 6.7 miles of Chapman Creek and nearly the entire upper Chapman Creek watershed and a portion of the Rock Creek Watershed providing water quality and habitat protections. The property is managed under a Grazing Management Plan developed by the NRCS with a carrying capacity of 225 cow/calf pairs. The Property contains several features that make it valuable farmland. These features include a diversity of grass species and forbs, open forested uplands suitable for grazing, offsite watering for livestock utilization, fencing to create pastures for necessary management, scale and scope of property size, and a diversity of topographic features. The upland and riparian areas have been managed to benefit habitat and wildlife values including ESA listed steelhead and Chinook in the Rock Creek Watershed portion of the property. In the Chapman Creek Watershed, upland and riparian areas have been managed to benefit western gray squirrels, Lewis's and white-headed woodpeckers, mule and black tail deer, black-tailed jack rabbit, burrowing owl, flamulated owl, golden eagles, western toad, white oak, shrub-steppe, and white alder. This property is contiguous with the 13,400 acre Imrie Easement also proposed for WWRP FPP in 2014 by the same sponsors/partners.
<b>Planning Link</b>	Farmland Preservation is the number one priority in EKCD long range plan. Fits priorities of SCC and the state Office of Farmland Preservation. Project fits goals of Klickitat County and WDFW.
<b>Partners</b>	Eastern Klickitat Conservation District and Washington State Conservation Commission/Office of Farmland Preservation

<b>Estimated Acres</b>	6,287
<b>Estimated Cost</b>	\$1,625,190
<b>Type of Acquisition</b>	Perpetual Agricultural Conservation Easement
<b>Source of Funding</b>	Washington Wildlife and Recreation Program: Farmland Preservation Program
<b>Legislative District</b>	14

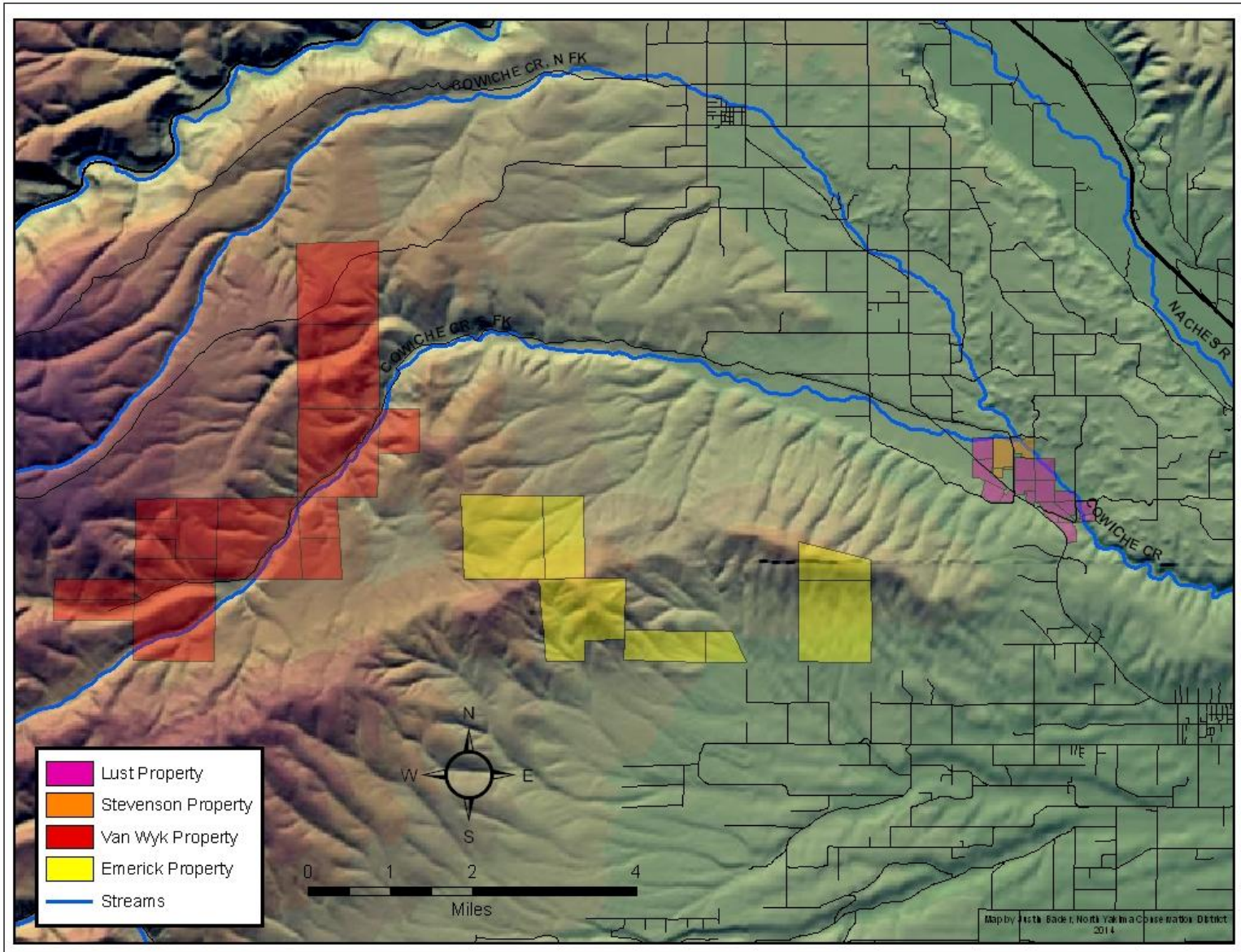




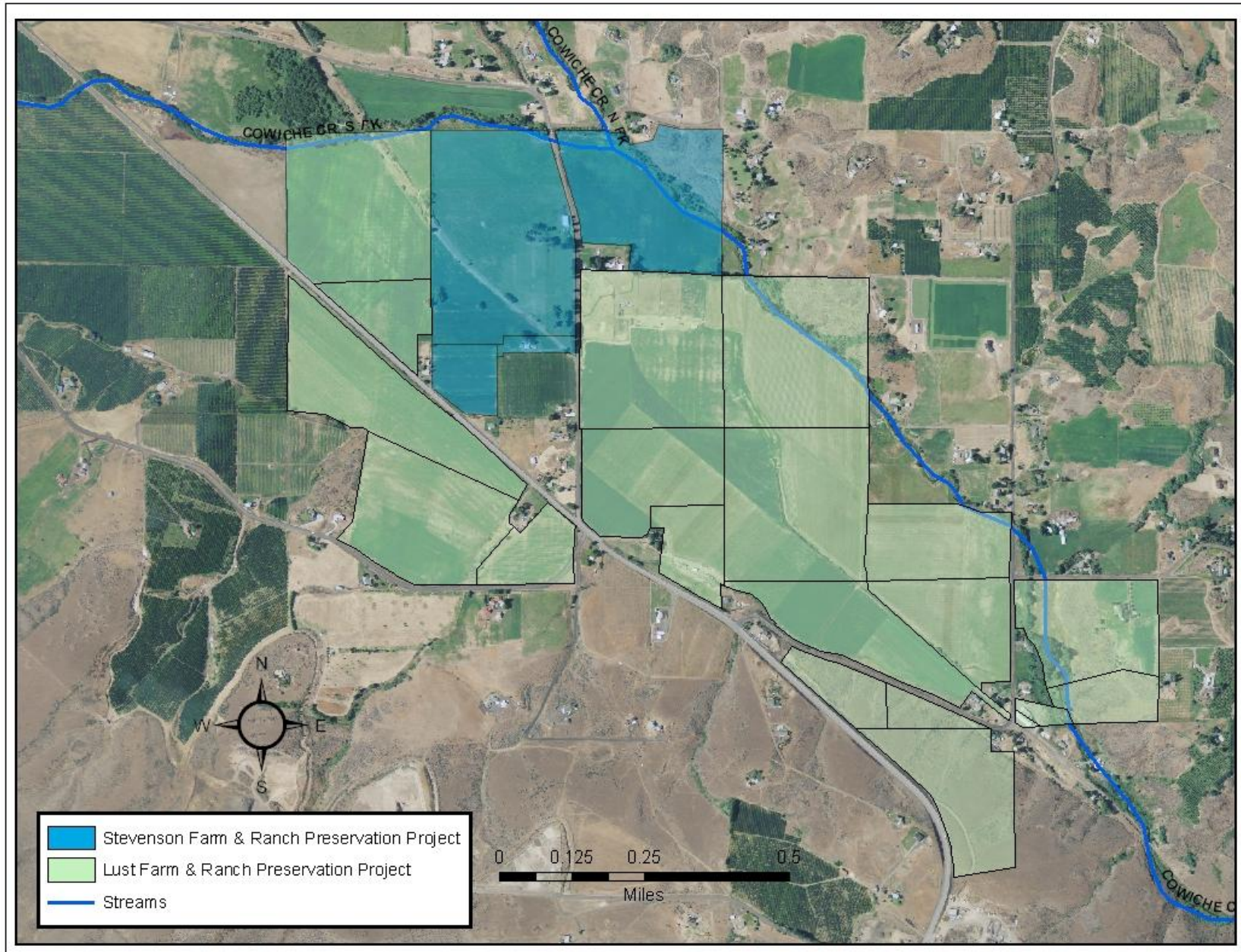
## Lust Family Farm & Ranch Preservation Project





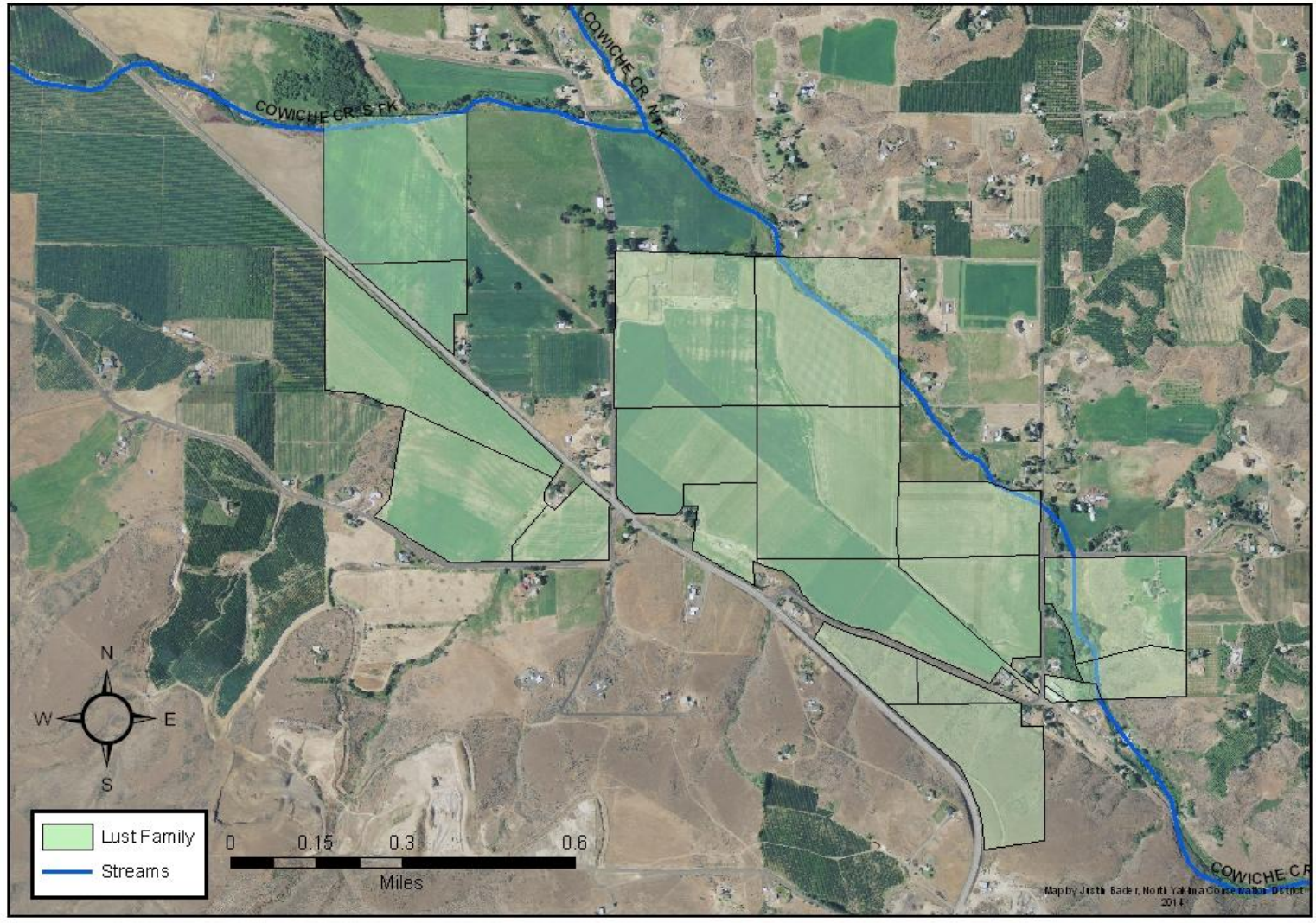








## Lust Family Farm &amp; Ranch Preservation Project



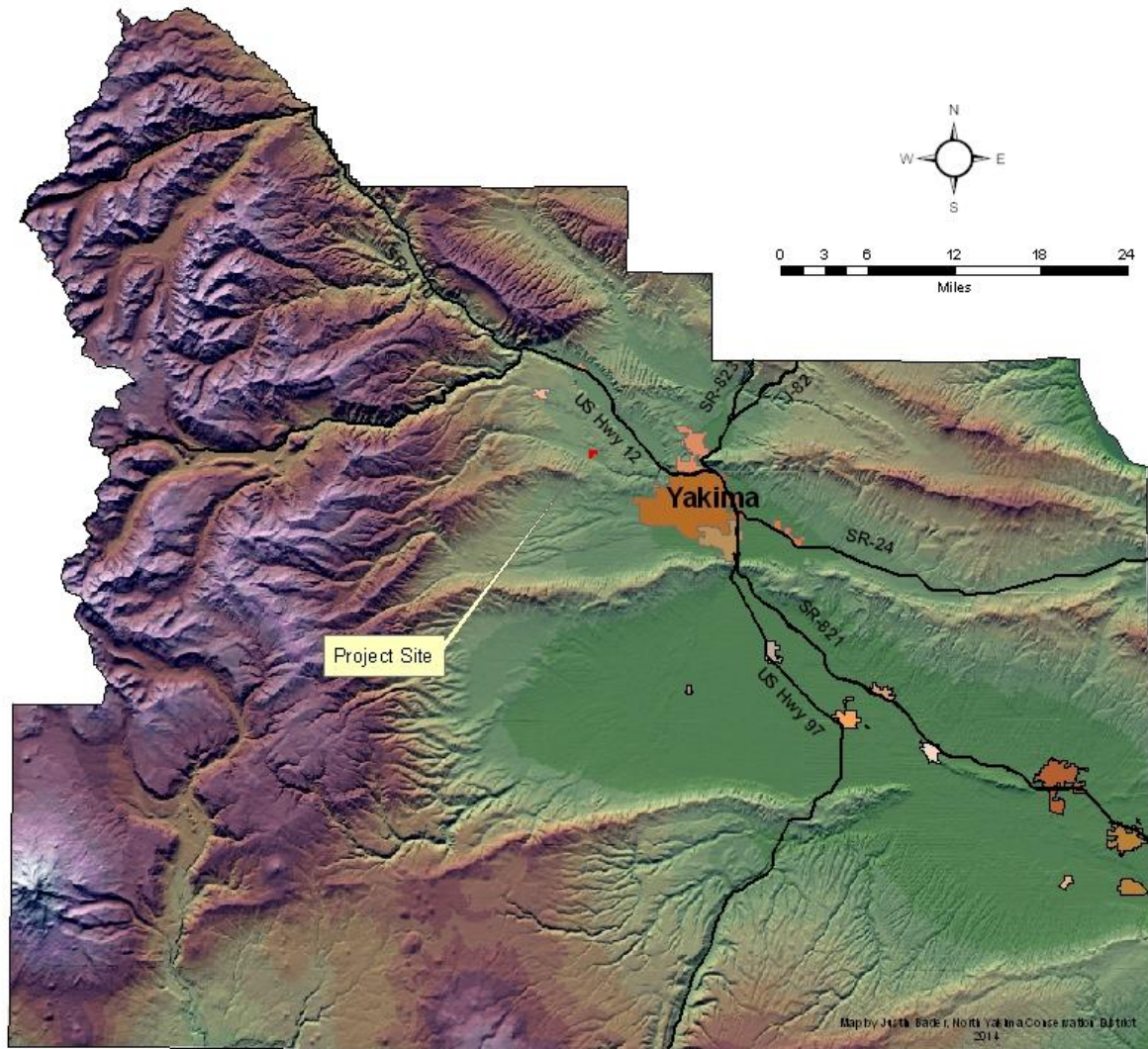


<b>Significance</b>	Protection of 370 acres of irrigated farmland in Yakima County through the use of an agricultural conservation easement. This project is contiguous to the 91.82 acre Stevenson Farm Project, also proposed to SCC for sponsorship. Combined, these two projects would protect over 460 contiguous acres in the Cowiche Valley.
<b>Intended Uses</b>	Irrigated Agriculture
<b>Project Description</b>	The property is situated adjacent to a highly trafficked main arterial linking the City of Yakima with the agricultural communities of Cowiche and Tieton. The surrounding area includes a mix of intensive agriculture and new home construction. New homes are being constructed on surrounding view lots with smaller acreages being converted from irrigated agriculture to homes and hobby farms. The land is very well suited to the type of cropping operation common in this irrigated portion of Yakima County. It contains several features that make it valuable farmland. These features include a valid senior water right, an upgraded pressurized water conveyance system, irrigation delivery equipment, excellent transportation corridors, and proximity to other similarly irrigated pasture, orchards and berry operations. Protection of this property supports the RCO funded County Technical Assistance grant that identified fragmentation as the number one threat to agriculture in Yakima County. Protection of this property, along with the neighboring Stevenson Family Farm, will ensure the agricultural characteristics are not diminished or lessened. Protection will also build an agricultural buffer between rural residential and intensive agriculture. The project area provides significant benefits to the environment. The farm envelope contains 3,250 feet of Cowiche Creek, a high priority tributary to salmon recovery within the Yakima River Basin. Key resource concerns in this watershed include water quality and habitat availability in Cowiche Creek.
<b>Planning Link</b>	The area is listed as a part of the Yakima Basin Steelhead and bull trout recovery plan and the NYCD Annual and 5-Year Plans.
<b>Partners</b>	North Yakima Conservation District and Washington State Conservation Commission/Office of Farmland Preservation

<b>Estimated Acres</b>	370
<b>Estimated Cost</b>	\$
<b>Type of Acquisition</b>	Perpetual Agricultural Conservation Easement
<b>Source of Funding</b>	Washington Wildlife and Recreation Program: Farmland Preservation Program
<b>Legislative District</b>	14

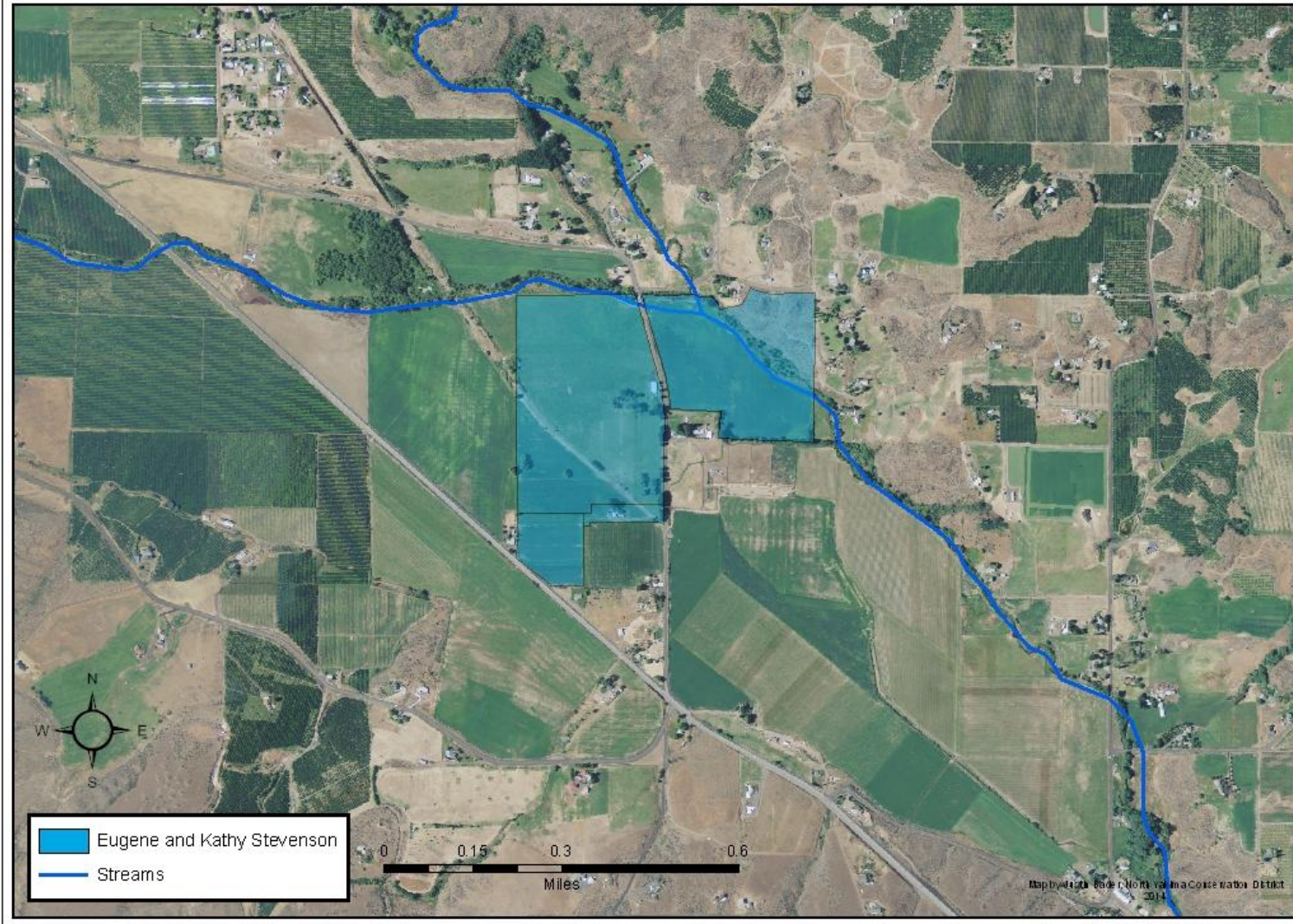


## Stevenson Farm & Ranch Preservation Project





## Stevenson Farm & Ranch Preservation Project



**Significance** Protection of 91.82 acres of irrigated farmland in Yakima County through the use of an agricultural conservation easement. This project is contiguous to the proposed 370 acre Lust Family Farm agricultural easement. Combined, these two projects would protect over 460 contiguous acres in the Cowlitz Valley.

**Intended Uses** Irrigated Agriculture

**Project Description** The property is situated adjacent to a highly trafficked main arterial linking the City of Yakima with the agricultural communities of Cowlitz and Tieton. The surrounding area includes a mix of intensive agriculture and new home construction. New homes are being constructed on surrounding view lots with smaller acreages being converted from irrigated agriculture to homes and hobby farms. The land is very well suited to the type of cropping operation common in this irrigated portion of Yakima County. It contains several features that make it valuable farmland. These features include a valid senior water right, an upgraded pressurized water conveyance system, irrigation delivery equipment, excellent transportation corridors, and proximity to other similarly irrigated pasture, orchards and berry operations. Protection of this property supports the RCO funded County Technical Assistance grant that identified fragmentation as the number one threat to agriculture in Yakima County. Protection of this property, along with the neighboring Lust Family Farm, will ensure the agricultural characteristics are not diminished or lessened. Protection will also build an agricultural buffer between rural residential and intensive agriculture. The project area provides significant benefits to the environment. The farm envelope contains 2,220 feet of Cowlitz Creek, a high priority tributary to salmon recovery within the Yakima River Basin. Key resource concerns in this watershed include water quality and habitat availability in Cowlitz Creek.

**Planning Link** The area is listed as a part of the Yakima Basin Steelhead and bull trout recovery plan and the NYCD Annual and 5-Year Plans.

**Partners** North Yakima Conservation District and Washington State Conservation Commission/Office of Farmland Preservation

**Estimated Acres** 91.82

**Estimated Cost** \$

**Type of Acquisition** Perpetual Agricultural Conservation Easement

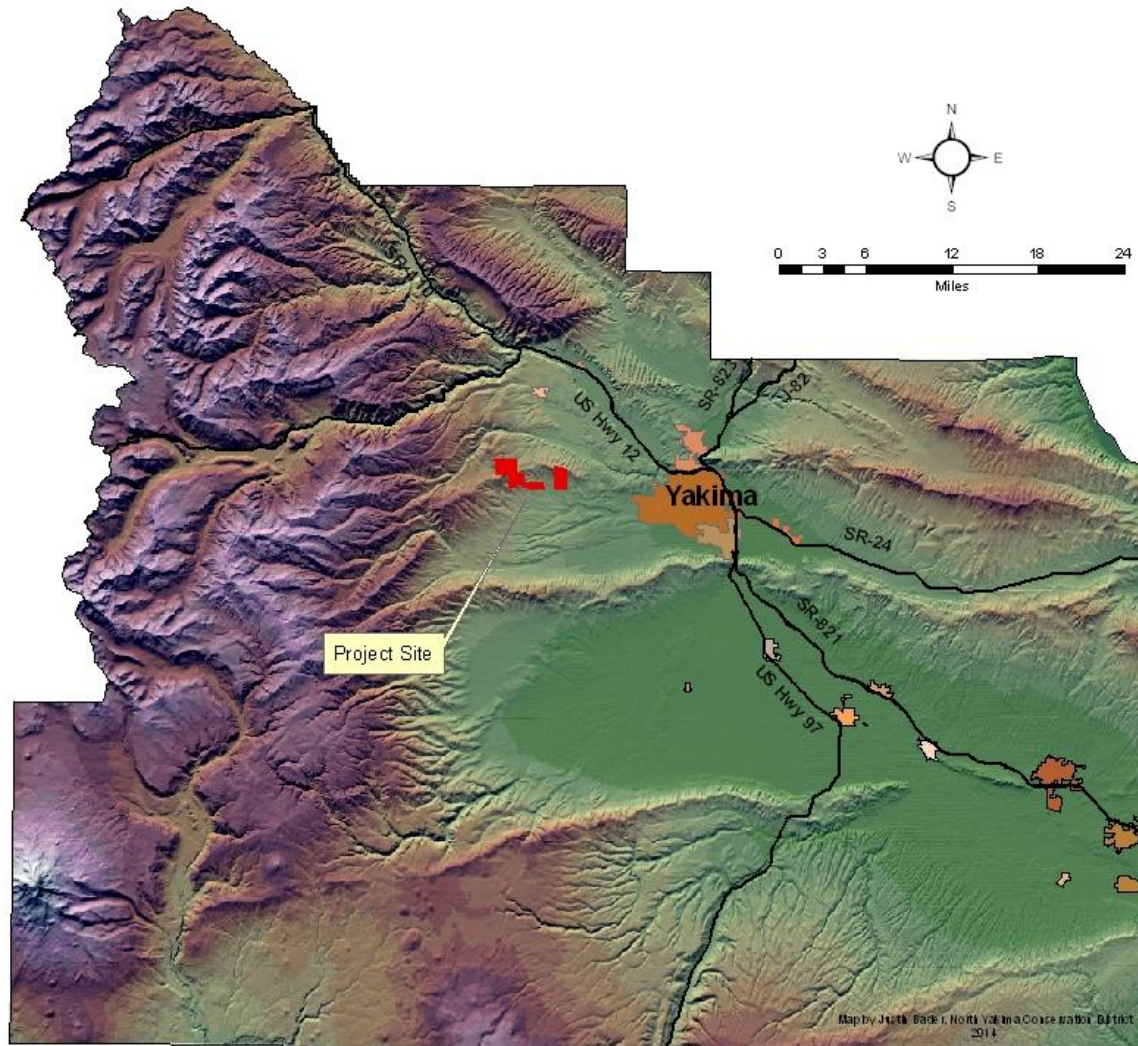
**Source of Funding** Washington Wildlife and Recreation Program: Farmland Preservation Program

**Legislative District** 14

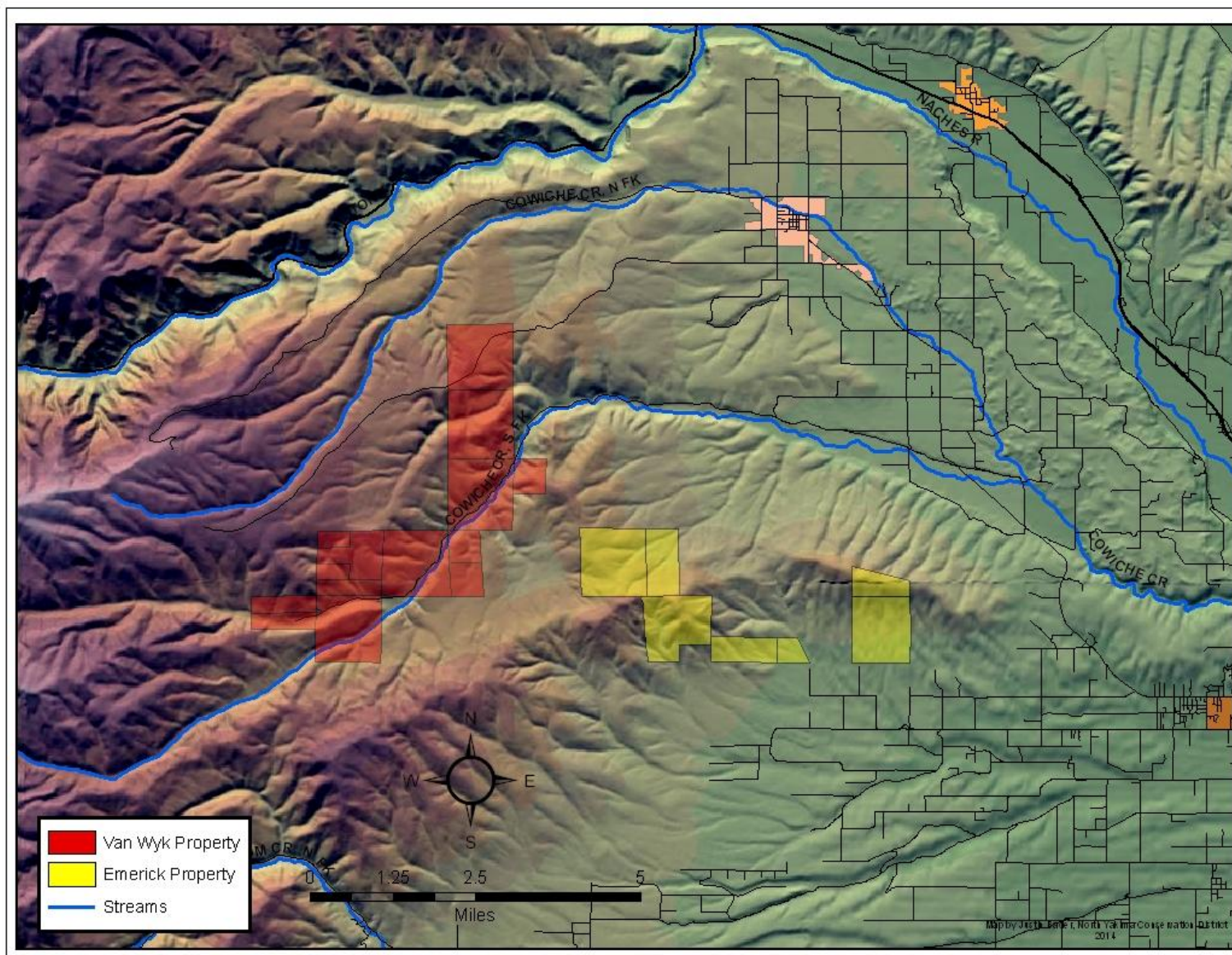




## Emerick Rangeland Preservation Project

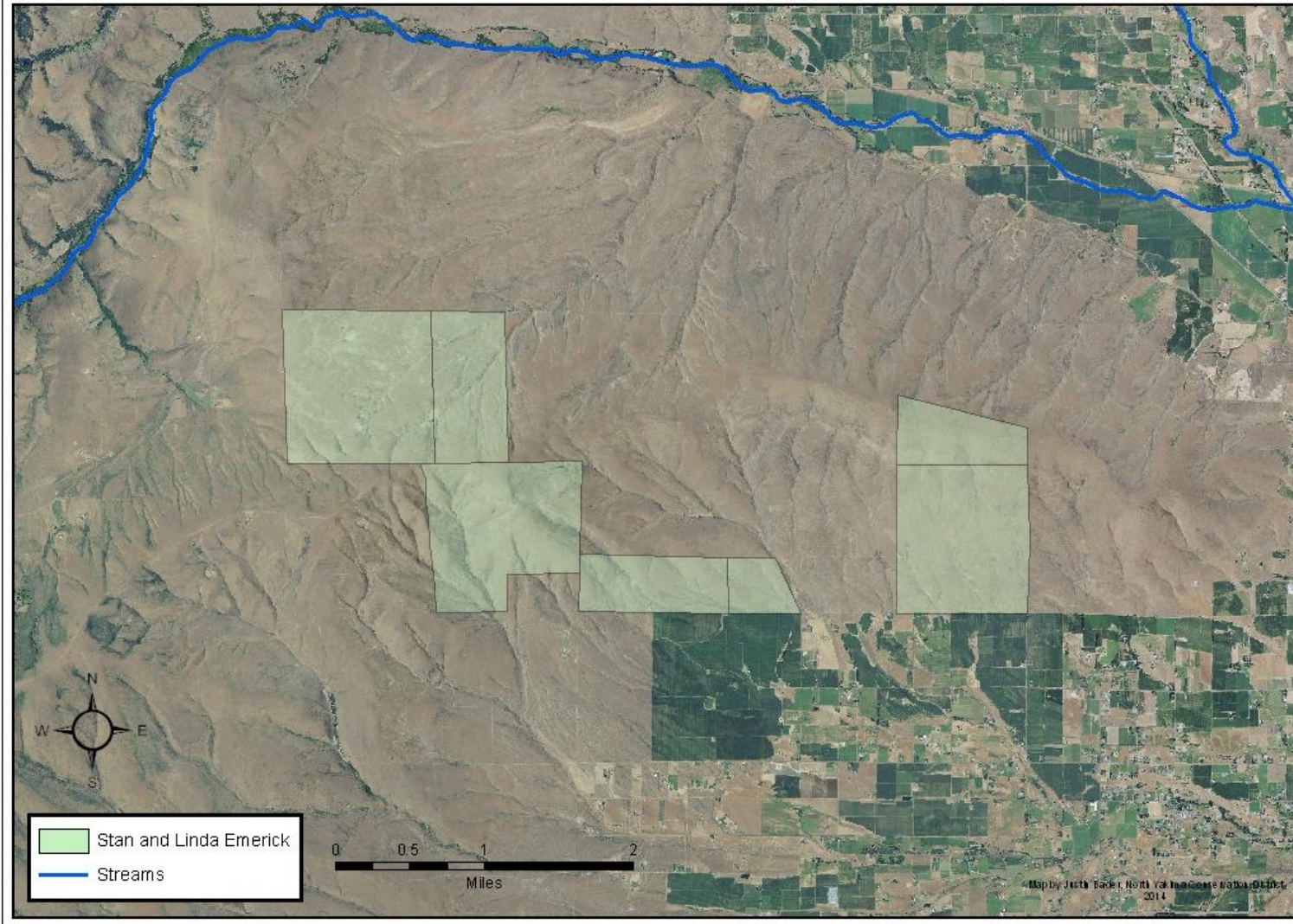








## Emerick Rangeland Preservation Project



**Significance** Protection of 2,576 acres of critical rangeland from conversion to non-agricultural uses. This project is a key piece of a strategy to keep ranching viable under an upland grazing and irrigated forage production operation that is common to Yakima County.

**Intended Uses** Grazing

**Project Description** The project seeks to protect 2,576 acres of ranchland in Yakima County from a single private landowner through the use of an agricultural conservation easement. This project is very near the 4,516 acre Cowiche Rangeland agricultural conservation easement project. This grazing range provides high quality forage for spring and early summer grazing. The range supports 150 cow / calf pairs as part of the Emerick grazing program.

Over the last 5-7 years, a lot of sale activity both adjacent to and near this property has occurred. Primary activity has been for new homes being constructed on surrounding view lots and large acreages purchased for conservation purposes by WDFW, BLM and local NGO's. This is due to the high quality habitat this managed rangeland provides. Smaller acreages in the area are being converted from irrigated agriculture to homes and hobby farms. Fragmentation of agricultural land has been identified as the largest threat to farmland in Yakima County with restrictions of conversion of ag lands the number one most effective way to preserve farmland.

This rangeland acreage is part of a large shrub steppe landscape located west of the city of Yakima and is within the larger "sage grouse" recovery area of Eastern Washington. Recent research has identified rare species of butterfly on adjacent property owned by the Cowiche Canyon Conservancy. The butterfly's lifecycle is believed to rely on the type of rangeland utilization historically used.

**Planning Link** The area is listed as a part of the Washington Sage Grouse Recovery Plan and the NYCD Annual and 5-Year Plans.

**Partners** North Yakima Conservation District and Washington State Conservation Commission/Office of Farmland Preservation

**Estimated Acres** 2,576

**Estimated Cost** \$1,132,925

**Type of Acquisition** Perpetual Agricultural Conservation Easement

**Source of Funding** Washington Wildlife and Recreation Program: Farmland Preservation Program

**Legislative District** 14







Questions?